

APN#: 1220-17-501-011

RPTT: \$3,412.50



KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 104891-WLD

When Recorded Mail To:

ROBERT W. BYNG and SALLY ANNE PIERSZALOWSKI,

Trustees of the ROBERT BYNG and SALLY PIERSZALOWSKI

TRUST, dated January 27th, 2009

*P.O. Box 759
Cayucos, CA 93430*

**Mail Tax Statements to: (deeds only)
Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This document is executed in counter-part

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John K. Koster and Heidi L. Koster, Trustees of The John and Heidi Koster Family Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

ROBERT W. BYNG and SALLY ANNE PIERSZALOWSKI, Trustees of the ROBERT BYNG and SALLY PIERSZALOWSKI TRUST, dated January 27th, 2009


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/05/2019

The John and Heidi Koster Family Trust


John K. Koster, Trustee

Heidi L. Koster, Trustee

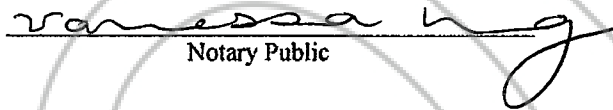
STATE OF ILLINOIS } ss

COUNTY OF KANE

This instrument was acknowledged before me on

June 6th, 2019.

By John K. Koster ~~and Heidi L. Koster.~~


Notary Public

OFFICIAL SEAL
VANESSA KWONG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/21

The John and Heidi Koster Family Trust

John K. Koster, Trustee

Heidi Koster
Heidi L. Koster, Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

June 6, 2019

By ~~John K. Koster~~ and Heidi L. Koster.

Sherry Ackermann
Notary Public

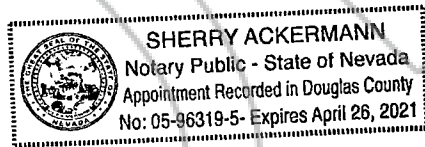


EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL NO. 4 AS SHOWN ON THE AMENDED PARCEL MAP #98-024, FOR RAY CHARLESBOIS AND PAULINE CHARLESBOIS, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 8, 1998, FILE NO. 448836.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITY POLES AND LINES TO SERVICE THE DOMINANT TENEMENT WHICH EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST FIFTY (50) FEET OF THE NORTH 895.03 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA.

**Assessor's Parcel Number(s):
1220-17-501-011**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-17-501-011

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$875,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$875,000.00
 Real Property Transfer Tax Due: \$3,412.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Heidi Koster Capacity Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: John K. Koster and Heidi L. Koster,
 Trustees of The John and Heidi Koster
 Family Trust

Address: 43W303 Buck Ct.
 City: St. Charles
 State: IL Zip: 60175

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: ROBERT W. BYNG and SALLY ANNE
 PIERSZALOWSKI, Trustees of the
 ROBERT BYNG and SALLY
 PIERSZALOWSKI TRUST, dated
 January 27th, 2009

Address: P.O. Box 759
 City: Cayucos
 State: CA Zip: 93430

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 104891-WLD